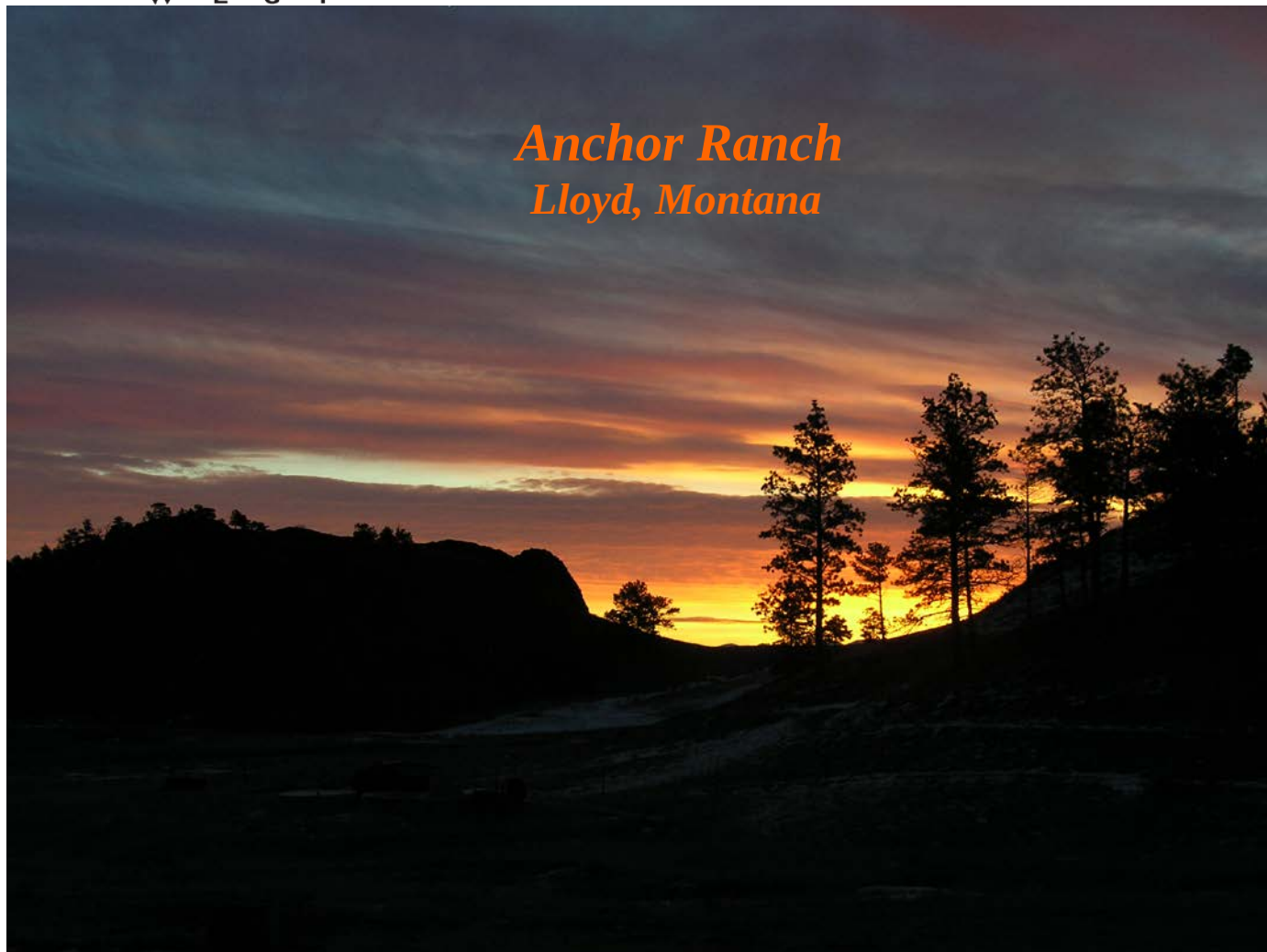




Montana - Wyoming West

R A N C H B R O K E R A G E

Anchor Ranch Lloyd, Montana



*Clifton M. Berglee, D.V.M.
(Listing Broker)
406-860-7319 cell
cberglee@montwyowest.com*

**Phone: (406) 628-2341 (office) Website: montwyowest.com
P.O. Box 578, Laurel, Montana 59044**



Bullwacker Coulee, Mt Baldy and the Bear Paw Mountains

DESCRIPTION: The Anchor Ranch covers over 100 contiguous square miles from Cow Creek across Bullwacker Coulee into the Bear Paw Mountains. For 130 years, cattle ranching has preserved this country Lewis and Clark floated past in 1804.

ACREAGE: Approximately 22,600 acres deeded, 39,700 acres BLM, 4,400 acres State of Montana lease, for a total of 66,700 +/-contiguous acres.

There is no irrigation, or farming. About 4-500 acres were farmed, but have been seeded back into hay. Part of the BLM allotment and 1,120 acres of deeded land are inside the boundaries of the Upper Missouri River Breaks National Monument.



Missouri River Breaks



McClelland Ferry across Missouri River

LOCATION: The Anchor Ranch is located in a very secluded region of the unpopulated state of Montana. Lewistown is 82 miles south of the ranch via the McClelland Ferry and Winifred. Big Sandy is 64 miles west. Chinook is 65 miles north. Highway 66 is 31 miles directly east of the ranch, across Cow Creek. The Bear Paw Mountains are directly south of Havre, in north central Montana.

The Anchor Ranch is in the south end of the Bear Paw Mountains. The Little Rocky Mountains are east of the ranch about 35 miles.



Cow Creek

PLEASE NOTE: The Cow Creek and the Missouri River Ferry pictures were taken just east and south of the ranch. All other pictures were taken on the ranch.



Sheep Country



Record Book Ranch Ram

The Anchor Ranch is in Sheep Hunting District 680. For the 2009 hunting season, 5,281 hunters applied for the 20 ram tags. This is the most sought after hunting district in the entire Montana permit system.

Many sheep enthusiasts believe a new world record ram will soon be taken here.

Bighorn sheep have proliferated in the rugged Missouri River Breaks. Boone & Crockett rams scoring over 200 points have been taken. HD 680, the north side of the Missouri River, gave up the controversial “Magnum Ram” which scored #6 in the all time world record book.



Another Ram



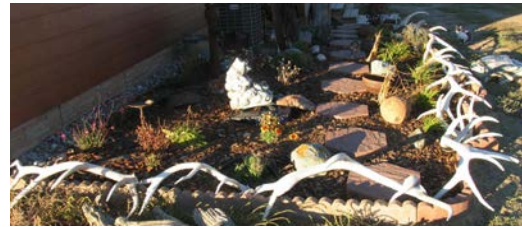
Ranch Elk

A favorite local past time is searching for elk sheds. The owners have found many massive horns.

The Sellers edged their flower garden with sheds they found on their deeded land, including several 7-point horns.



Massive 6 Point



Flower Garden



Spring Fed Draws, Grass, and Timber

The ranch is in hunting district 680 for deer and elk. Deer hunting is by general tags. Elk hunting is by permit only. Massive mule deer bucks have been taken on the ranch. Antelope are also present.



Wilson Cow Camp and the Little Rocky Mountains

HISTORY: In 1805 Lewis & Clark came up the Missouri River just below the ranch. They recorded how sore the men's feet became as they trudged along the cactus infected river banks.

When gold was discovered in Montana in 1862, steamboats used the Missouri River to deliver passengers and freight. During the high water months of May and June, steamboats would travel as far as Ft. Benton. During the low water months, steamboats would often drop off their cargo at Cow Island, at the mouth of Cow Creek. Cow Creek cut up through the rugged breaks, creating a passageway through the breaks.

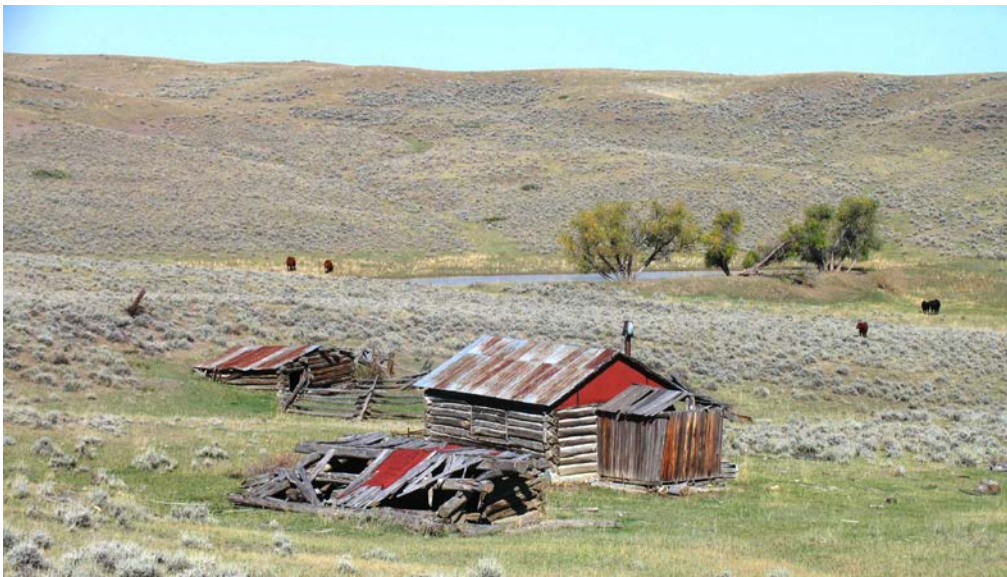
The Cow Island Trail was used for centuries by the Native Americans. After Sitting Bull defeated the US government at the battle of the Little Big Horn, he traveled up Cow Creek on his escape to Canada.

Chief Joseph and his Nez Perce out ran and out fought the US Calvary for 2,000 miles. On September 23, 1877 the Nez Perce crossed the Missouri River at Cow Island, and negotiated unsuccessfully for needed supplies from the freighters and a small group of soldiers under Major Guido Igles. That night, under cover of darkness and gunfire, the Nez Perce obtained their desperately needed food.

Further up the Cow Island Trail, on September 24, a wagon train was burned by the Nez Perce and supplies taken. Remains of those burnt wagons are visible to this day.

Chief Joseph and his people traveled up Cow Creek and camped on Snake Creek, believing the soldiers were far behind. Although Canada was only 80 miles north, they were extremely fatigued. General Miles traveling fast from Ft. Keogh, surprised the Nez Perce on September 30. After five days of fierce fighting, the great leader, Chief Joseph, said those immortal words, "I shall fight no more".

Kid Curry and Butch Cassidy robbed Jim Hill's Great Northern train in Wagner, Montana. in 1901. Curry allegedly hid out in the breaks east of the ranch



The Gunfight at Frank Bowman's Cabin

Frank and company defended his life from an angry neighbor. In a hail of bullets, the neighbor was killed here.



Conservation Corps Camp Building

This 1902 ranch home was built with logs. It has electricity, phone, free natural gas, but needs updating.

During the Depression years, unemployed workers built Ft. Peck Dam and many other projects via the Conservation Corps. A Conservation Corps Camp was on the ranch.



Original 1902 Ranch Home



Christenson Branch of Coal Mine Coulee



Access, Courtesy of the Landowner

Before statehood in 1889, independent cattlemen “squatted” on their land, and defended it against all comers: drought, blizzards, range fires, grass hoppers, thieves, wolves, and disease. These rugged people rode tough horses, endured hardships, and lived free.

In a landmark court decision, this rancher won, in his battle to restrain the government from confiscating three miles of his private ranch trails.

The Rindell, Montana Post Office was on the ranch before it was vacated decades ago.

An early-day family buried several of their children on the ranch after a polio outbreak.

Sam Williamson ranched here in the early 1900’s. He would trail his market steers 65-70 miles north to the railroad stockyards at Chinook. He would ride the train with his cattle to Chicago. He returned one year with a fiery bride from Chicago.



Ranch Reservoir and the Little Rockies

In the early 1900’s the government opened the vast expanses of the west to homesteading. 160 or 320 acres were granted to anyone who would “prove up”: building a home and working the land for a period of years. Montana had more people at the peak of the homesteading era of the 1920’s than at almost any time in it’s history.

Old homesteads are scattered across the Anchor Ranch. Most of the land that was never homesteaded was transferred into the Bureau of Land Management (BLM) by the Taylor Grazing Act of 1934, and its amendments.

Ranchers dug wells, built dams, and developed springs, creating water for cattle and wildlife. Predators were vacated. The ranch now has more trophy elk, record book sheep, deer, and antelope than previous time in its history.



Ranch Cattle Drive

PRODUCTION: The ranch is running 700 mother cows, 100 replacement heifers, 50 bulls, and a band of brood mares. There is extra grass. The rancher and his wife operate the ranch with minimal outside help. Historically, the ranch ran significantly more cattle.

About 4-500 acres of farmland is seeded into hay. Additional hay is purchased.

This area is very balanced with trace minerals. The livestock consume very little salt.

The cattle thrive very well on the rich grass, clean stock water, and balanced minerals.



Registered Red Angus

Wildlife proliferate on the same groceries.

The ranch runs a herd of outstanding registered Red Angus seed stock cows, producing bulls for their commercial herd.

ANCHOR RANCH NAME: The ranch's name comes from its cattle brand, registered in Montana for cattle on their left hip.





Sharing Winter Lunch

IMPROVEMENTS:



Pasture Shipping Corrals



Grandmother's Home

Grandmother's home is a four bedroom, full basement modular.

The main home is also a modular home, and the Sellers are retaining it.



Ranch Headquarters

The ranch has a calving barn with a heated vet room with plumbed water.



Main Working Corrals with Certified Scales



Shed with 60% dirt floor and 40% concrete floor plumbing for floor heat.

Quonset



Grass Landing Strip

AIRFIELD LANDING STRIP:

The Seller flies a Cessna 172, and has often landed here on this .4 mile grass strip. The east end drops off conveniently.

There are no power lines nearby.

Wildlife on the landing strip may pose a problem.



Pond

WATER:



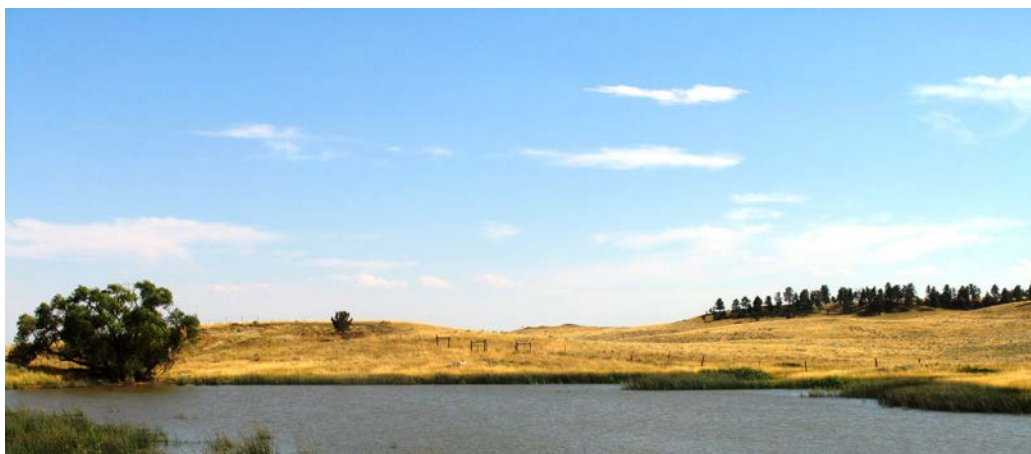
Angus Cattle by Spring Tank

The ranch has excellent springs everywhere.

The ranch headquarters has a great spring that fills a 10,000 gallon storage tank, and supplies the homes and corrals.

The ranch has many large, dependable reservoirs. They are scattered throughout the pastures.

Wells are very rare.



Another Ranch Reservoir



Grass, Trees, & the Little Rocky Mountains

ELEVATION: 2,660 ft to 4,300 ft above sea level

TAXES: \$13,148.29 for 2009

LISTED PRICE: \$18 million. Cash. About \$800/deeded acre.



Ranch Saddle Horse



Natural Gas Well

MINERALS: None included in sale.

The ranch has natural gas wells.
Some of the buildings have free natural gas piped to them.

The pumps have silencer mufflers installed.
The buildings and tanks are painted a drab green. Well access roads are not public, and are locked.



Rainbows, a Promise

COMMENTS:

Few people today have the opportunity to experience a historic and pristine place like the Anchor Ranch.

In comparison, Hollywood is a shallow imitation, or counterfeit.

Pictures cannot portray the grandeur of the Anchor Ranch.

Lewis & Clark explored.
Chief Joseph sought refuge.
Lloyd Bowman killed to defend his life. Children were buried here.

Record book bull elk and world class bighorn rams are residents.

This is a very special place.

The Seller's father moved here in 1955. They have meticulously cared for the ranch. The deeded land in the Bear Paws is well blocked, with locks on the gates.

Disclaimer

All information is from sources deemed reliable, but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water rights are subject to the Montana Water Court.



Bullwacker Coulee and the Bear Paw Mountains

The Anchor Ranch stretches continuously about 20 miles east to west, and about 12 miles north to south on the extreme edges.



East Fork Black Coulee

East Fork Black Coulee seasonally flows through 3 ½-4 miles of deeded land.

